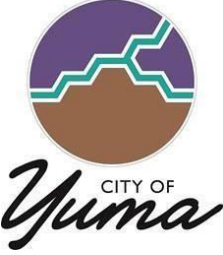


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on March 22, 2021, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

	<p style="text-align: center;">Agenda Planning and Zoning Commission Meeting City Hall Council Chambers One City Plaza Yuma, AZ Monday, March 22, 2021, 4:30 p.m.</p>
---	--

COVID 19 ADVISORY

DUE TO COVID-19 THE CITY HALL COUNCIL CHAMBERS WILL HAVE LIMITED PUBLIC ACCESS.

Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meeting of the City of Yuma Planning and Zoning Commission will be conducted remotely through technological means along with limited public, in-person access, consistent with CDC social distancing guidelines.

Due to the very limited capacity available for in-person public access to the Planning and Zoning Commission Meeting, citizens wishing to make public comment regarding any item listed on the agenda are strongly encouraged to provide their comments in written format to email address planning@yumaaz.gov no later than 4:00 p.m. on March 22, 2021. Comments received timely will be entered into the permanent record of the referenced agenda item to be considered by the Planning and Zoning Commission.

**ADHERENCE TO CDC SOCIAL DISTANCING GUIDELINES ARE REQUIRED IN ALL PUBLIC BUILDINGS.
THE USE OF FACE COVERINGS ARE REQUIRED IN PUBLIC BUILDINGS WHEN CDC SOCIAL
DISTANCING GUIDELINES CANNOT BE ACHIEVED.**

A. CALL TO ORDER

- B. CONSENT CALENDAR – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

B.1 APPROVAL OF MINUTES –

March 8, 2021

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES –

SUBD-33593-2021: This is a request by Dahl, Robins & Associates, Inc., on behalf of Saguaro Desert Land Company, LLC, for approval of the preliminary plat for the Desert Sky Unit No. 2 Subdivision. This subdivision will contain approximately 18.3 acres, and is proposed to be divided into 102 residential lots, ranging in size from 2,941 square feet to 9,983 square feet. The property is located near the southwest corner of Avenue 7½E and 36th Street, Yuma, AZ. (*Continued to the meeting of April 26, 2021*)

B.5 APPROVALS – NONE

C. ACTION ITEMS-

C.1 **SUBD-33034-2020**: This is a request by Dahl, Robins & Associates, Inc., on behalf of Perricone Arizona Properties, LLC, for the approval of the final plat for the Terra Bella Unit 2 subdivision. This subdivision will contain approximately 6.92 acres and is proposed to be divided into 25 lots, ranging in size from approximately 9,120 square feet to 12,328 square feet. The property is located at the southwest corner of Avenue 5 ½ E and the 36th Street alignment, Yuma, AZ 85364.

D. PUBLIC HEARINGS – NONE

E. INFORMATION ITEMS

E.1 STAFF – General Plan Discussion - Land Use, Housing and Redevelopment

E.2 COMMISSION

E.3 Public – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

**Planning and Zoning Commission Meeting Minutes
March 8, 2021**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday February 8, 2021, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, Vice-Chairman Fred Dammeyer, and Commissioners Lorraine Arney, Gregory Counts, Barbara Beam and Joshua Scott. There is one vacancy.

STAFF MEMBERS present included Scott McCoy, Assistant City Attorney; Alyssa Linville, Assistant Director DCD; Augustin Cruz, Senior Civil Engineer; Amelia Griffin, Associate Planner, and Alex Marquez, Administrative Assistant.

Chairman Chris Hamel called the meeting to order at 4:30 p.m., and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – February 8, 2021

February 22, 2021

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Counts, second by Arney, to APPROVE the Consent Calendar. Motion carried unanimously, (6-0) with one vacancy.

Action Items –

CUP-33419-2021: *This is a request by Abraham Torres, on behalf of Rosa M. Zamudio, for a Conditional Use Permit to allow an auto body shop within 600' of a residential zoning district and use in the Light Industrial/Infill Overlay (L-I/O) District. The property is located at 1031 S. 3rd Avenue, Yuma, Arizona.*

Amelia Griffin, Associate Planner, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Chairman Hamel asked where the required parking would be located. **Griffin** replied it would be at the rear of the building.

APPLICANT / APPLICANT'S REPRESENTATIVE

Abraham Torres 2057 S. 44th Drive Yuma AZ, 85364 was present and available for questions.

Commissioner Counts asked how the noise from the business would be contained. **Torres** replied that the equipment was made with noise reducers, and also stated that the building had brick walls, which would help with the noise. **Counts** then asked if the paint ventilation system would be outside. **Torres** replied yes, and that he followed all the City's regulations concerning the ventilation of the building.

PUBLIC COMMENT

None

Motion by Arney, second by Scott, to APPROVE CUP-33419-2021, subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (6-0) with one vacancy.

INFORMATION ITEMS

Staff

Alyssa Linville, Assistant Director DCD, presented a preview of future Planning and Zoning Meetings.

Commission

None

Public

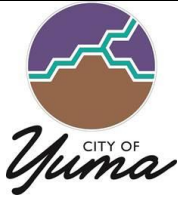
None

ADJOURNMENT

Hamel adjourned the meeting at 4:39 p.m.

Minutes approved this _____ day of _____, 2021

Chairman



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – FINAL SUBDIVISION
CASE PLANNER: CHAD BROWN

Hearing Date: March 22, 2021

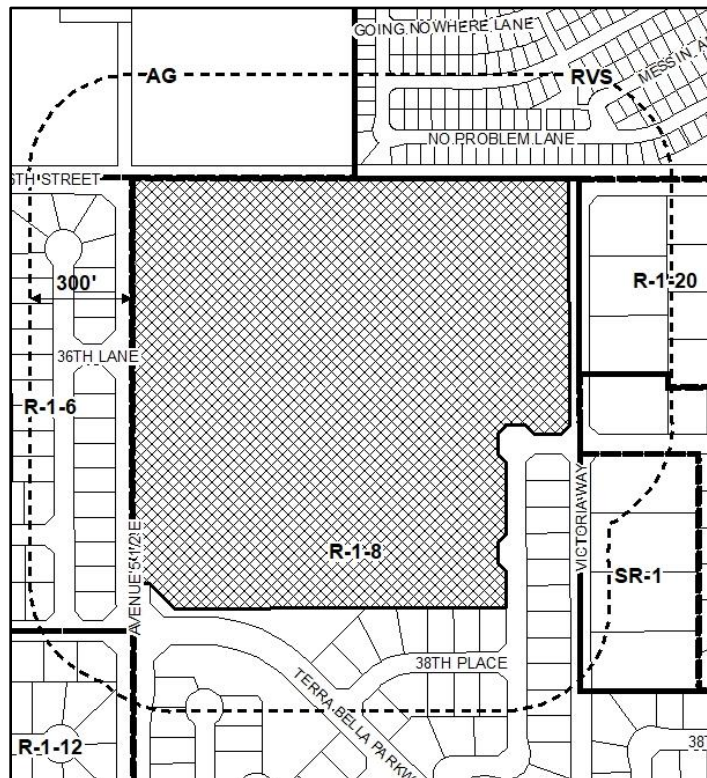
Case Number: SUBD-33034-2020

Project Description/Location:

This is a request by Dahl, Robins & Associates, Inc., on behalf of Perricone Arizona Properties, LLC, for the approval of the final plat for the Terra Bella Unit 2 subdivision. This subdivision will contain approximately 6.92 acres and is proposed to be divided into 25 lots, ranging in size from approximately 9,120 square feet to 12,328 square feet. The property is located at the southwest corner of Avenue 5 ½ E and the 36th Street alignment, Yuma, AZ 85364.

	Existing Zoning	Existing Land Use	Designated Land Use
Site	Low Density Residential (R-1-8)	Undeveloped Land	Low Density Residential
North	Low Density Residential (R-1-8)	Undeveloped Land/Future Terra Bella Units	Low Density Residential
South	Low Density Residential (R-1-8)	Terra Bella No. 1	Low Density Residential
East	Low Density Residential (R-1-20)	Kerley Ranch Unit No. 2	Low Density Residential
West	Low Density Residential (R-1-6)	Tillman Estates No. 2 & 3	Low Density Residential

Location Map



Prior site actions: Subdivision: O2005-75 (February 13, 2006), Rezones: O2005-60 (Ag to R-1-6; August 17, 2005): O2009-16 (R-1-6 to R-1-8; February 18, 2009).

Staff Recommendation: Staff recommends **APPROVAL** of the final plat for the Terra Bella Unit 2, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** Final Plat SUBD-33034-2020 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the final plat, the Planning and Zoning Commission is authorizing the design of Terra Bella Unit 2 for the property located at the southwest corner of Avenue 5 ½ E and the 36th Street alignment, subject to the conditions of the rezone, the preliminary plat and the conditions outlined in Attachment A, and affirmatively finds that the request substantially conforms to the approved preliminary plat, is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

Staff Analysis: The subject property was annexed into the City of Yuma on August 7, 1995. The property was then rezoned from Agriculture (AG) to Low Density Residential (R-1-6) in 2005 (Z2005-014), then in 2008 the property was rezoned to Low Density Residential (R-1-8) to "...better reflect actual property use in the area..." (Z2008-020). The subject property is currently undeveloped and is intended to be the second phase of the Terra Bella Subdivision.

The proposed final plat for Terra Bella No. 2 will consist of 25 homes, on 6.916 acres of undeveloped land. Access to this phase of development will come from local streets: Bella Notte Drive, 37th Place, and Bella Vista Drive. The proposed 25 homes will meet the land use density requirements of 1-4.9 units per acre.

The lot sizes will range from 9,120 square feet to 12,328.6 square feet, which meets the minimum lot size requirements for Low Density Residential (R-1-8). As discussed in further detail in §154-05.04, the following are some of the main development standards required of development within the Low Density Residential (R-1-8) District:

1. The minimum lot size for R-1-8 is 8,000 square feet.
2. The maximum lot coverage is 35% of the lot area. The first 600 square feet of covered parking shall be permitted in addition to the maximum lot coverage percentage
3. A minimum front yard setback of 20', a minimum side yard setback of 7', a street side setback of 10', and a minimum rear yard setback of 20'.

The Terra Bella Subdivision is surrounded by: Country Roads RV Village to the north, Tillman Estates 2 & 3 to the west, Terra Bella Unit 1 to the south, and Kerley Ranch Unit No. 2 to the east.

With this development Staff will be requiring that a Municipal Improvement District (MID) be established for the maintenance of required subdivision landscaping. The MID will need to be established prior to the issuance of any residential building permits

At the Planning and Zoning Commission meeting, scheduled for February 8th, 2021, three members of the public, who were neighboring property owners to the subject

property, attended. These property owners expressed frustration about a lack of green space and primarily a worry about increase traffic. Based on this input, the Commission requested that either the original traffic study from the first phase of Terra Bella be provided, or a new one be created. Upon research the applicant's agent found the original traffic study, please see Attachment D and E. The traffic study was for a proposed unit 2 that would contain 112 lots, the newly proposed Units 2, 3, 4, and 5 combined would contain 105 lots.

1. Does the subdivision comply with the zoning code and the zoning district development standards?

Yes.

Standard	Subdivision						Conforms				
Lot Size	Minimum:	9,120 s.f.		Maximum:	12,328.6 s.f.		Yes	X	No		
Lot Depth	Minimum:	120 ft.		Maximum:	135.74 ft.		Yes	X	No		
Lot Width/Frontage	Minimum:	61.5 ft.		Maximum:	83 ft.		Yes	X	No		
Setbacks	Front:	20 ft.	Rear:	20 ft.		Side:	7 ft	Yes	X	No	
District Size	6.9160	Acres					Yes	X	No		
Density	3.614	Dwelling units per acre					Yes	X	No		
Issues: None											

2. Does the subdivision comply with the subdivision code requirements?

Yes.

Requirements	Conforms					
General Principles	Yes	X	No		N/A	
Streets	Conforms					
Circulation	Yes	X	No		N/A	
Arterial Streets	Yes		No		N/A	X
Existing Streets	Yes	X	No		N/A	
Cul-de-sacs	Yes	X	No		N/A	
Half Streets	Yes		No		N/A	X
Stub Streets	Yes		No		N/A	X
Intersections	Yes	X	No		N/A	
Easements	Yes	X	No		N/A	
Dimensional Standards	Yes	X	No		N/A	
Issues: None						
Blocks	Conforms					
Length	Yes	X	No		N/A	
Irregular Shape	Yes		No		N/A	X
Orientation to Arterials	Yes		No		N/A	X
Business or Industrial	Yes		No		N/A	X
Issues: None						
Lots	Conforms					
Minimum Width	Yes	X	No		N/A	
Length and Width Ratio	Yes	X	No		N/A	
Fronting on Arterials	Yes		No		N/A	X
Double Frontage	Yes		No		N/A	X
Side Lot Lines	Yes	X	No		N/A	
Corner Lots	Yes	X	No		N/A	
Building Sites	Yes	X	No		N/A	
Street Frontage	Yes	X	No		N/A	
Issues: None						

3. Does the subdivision comply with the elements, plans and policies of the General Plan?

Yes.

Land Use Element:									
Land Use Designation:				Low Density Residential					
Issues:				None					
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X	
Historic Buildings on Site:		Yes	No	X					
Transportation Element:									
FACILITY PLANS									
TRANSPORTATION MASTER PLAN		Planned	Existing	Gateway	Scenic	Hazard	Truck		
37 th Place – local St		29 FT H/W ROW	0 FT H/W ROW						
Bella Notte Drive – local St		29 FT H/W ROW	0 FT H/W ROW						
Bicycle Facilities Master Plan		N/A							
YCAT Transit System		N/A							
Issues:		None							
Parks, Recreation and Open Space Element:									
Parks and Recreation Facility Plan									
Neighborhood Park:	Existing: Ocotillo Park			Future: Ocotillo Park					
Community Park:	Existing: N/A			Future: South Mesa Community Park					
Linear Park:	Existing: N/A			Future: N/A					
Issues:		None							
Housing Element:									
Special Need Household:		N/A							
Issues:		N/A							
Redevelopment Element:									
Planned Redevelopment Area:		N/A							
Adopted Redevelopment Plan:		North End:		Carver Park:		None:	X		
Conforms:		Yes	X	No					
Conservation, Energy & Environmental Element:									
Impact on Air or Water Resources		Yes		No	X				
Renewable Energy Source		Yes		No	X				
Issues:		None							
Public Services Element:									
<u>Population Impacts</u> Population projection per 2013-2017 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; Water Consumption: 300 gallons per day per person; Wastewater generation: 100 gallons per day per person		Dwellings & Type <i>Single Family</i>		Projected Population	Police Impact Officers	Water Consumption GPD AF		Wastewater Generation GPD	
		Proposed	Per Unit			GPD	AF	GPD	
		25	2.8	70	0.13	21,000	23.5	7,000	
Fire Facilities Plan:		Existing: Station I (No. 9)							
Water Facility Plan:		Source:	City	X	Private		Connection	8" PVC	

Sewer Facility Plan:	Treatment:	City	X	Septic		Private		8" PVC
Issues:	Water and sewer line extensions needed.							
Safety Element:								
Flood Plain Designation:	Flood Zone X		Liquefaction Hazard Area:			Yes		No X
Issues:	None							
Growth Area Element:								
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 th St		Avenue B & 32 nd St.			
	North End		Pacific Ave & 8 th St		Estancia		None X	
Issues:								

4. Does the subdivision comply with the conditions of the rezoning?

Yes.

5. Does the subdivision comply with the conditions of the preliminary plat?

Yes.

6. Is the final plat consistent with the preliminary plat that was approved?

Yes.

External Agency Comments: See Attachment H.


Neighborhood Meeting Comments: No neighborhood meeting was held, due to COVID-19 precautions.

Proposed conditions delivered to applicant on: January 26, 2021

Final staff report delivered to applicant on: February 8, 2020

Attachments

A	B	C	D	E	F	G	H	I
Final Plat Conditions of Approval	Final Plat Map	Preliminary Plat Map	Traffic Impact Analysis	Traffic Impact Analysis Continued	Preliminary Plat Conditions	Agency Notifications	Agency Comments	Aerial Photo

Prepared By: 
Chad Brown
Associate Planner

Chad.Brown@yumaaz.gov

Date: 2/28/21
(928)373-5000, x 3038

Approved By: 
Alyssa Linville,
Assistant Director Community Development

Date: 01/28/2021

**ATTACHMENT A
FINAL PLAT
CONDITIONS OF APPROVAL**

The following conditions of approval have been determined to have a reasonable nexus to the requested subdivision application and are roughly proportionate to the impacts associated with the subdivision and expected development on the property.

Community Development Comments: Alyssa Linville, Assistant Director, Community Development, (928) 373-5000, x 3037:

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

City Attorney Comments: (928) 373-5058:

3. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
4. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a. pay to cross the easement to reach any structure on the lot;
 - b. prevent the utilities from providing service to any structure on a lot; or
 - c. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
5. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

Engineering Comments: Agustin Cruz, Senior Civil Engineer (928)373-5000, x 5182:

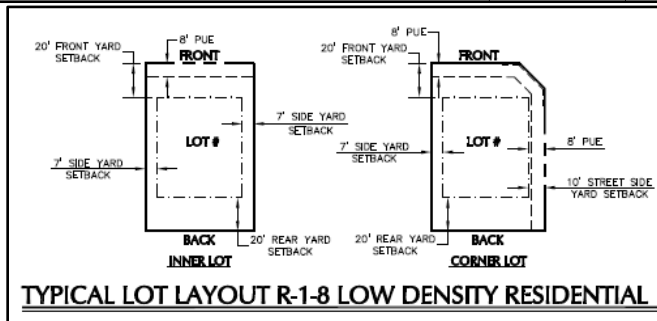
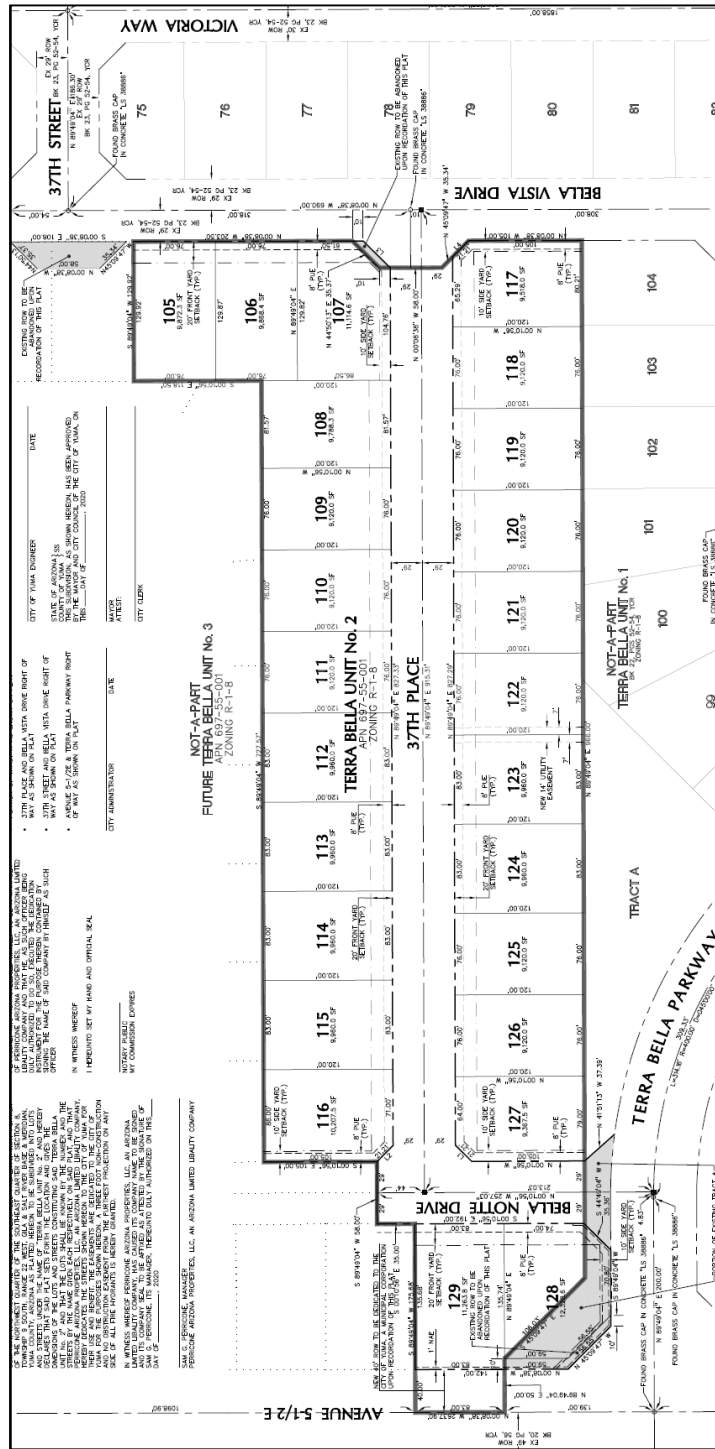
6. The owner/developer shall record a covenanted acceptable to the City of Yuma on the remaining undeveloped property north of this proposed subdivision stating the that no building permits will be issued by the City of Yuma until the east half of Avenue 5½E is constructed to current City standard 2-020, dedicated, and infrastructure accepted by the City of Yuma adjoining Tierra Bella Unit No. 2 subdivision.
7. All exterior subdivision fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision phase, including fencing along Ave 5 1/2 E. Such fencing can be removed during the construction of pools, in order to access utility or drainage easements, or during other residential construction; however, such masonry fencing and adjacent landscaping will need to be replaced accordingly.

Community Planning Conditions: Chad Brown, Associate Planner, (928) 373-5000 X 3038

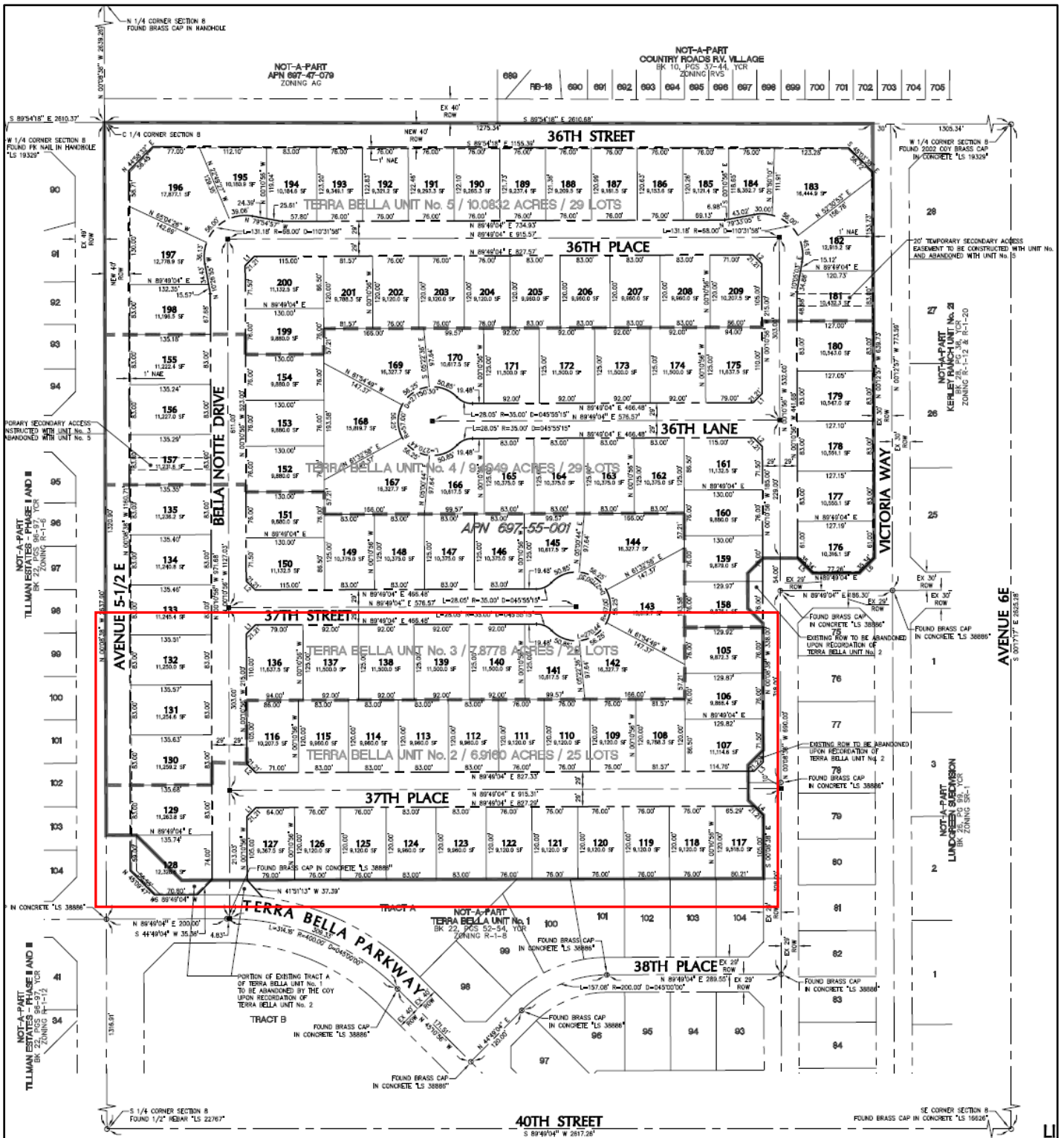
8. A time frame of build-out for the subdivision shall be submitted to the school district to enable the districts to adequately plan for future school facilities.
9. An 8 ½" X 11" paper copy of this subdivision plat, showing the location of the group mailboxes and signed as APPROVED by the local Yuma Postmaster, shall be submitted to the City within sixty (60) calendar days of the effective date of approval of the subdivision final plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.
10. The Owner/Developer shall be required to establish a Municipal Improvement District (MID) prior to the recording of a final plat.
11. After the final plat has been approved by City Council, the applicant/developer shall have two years to record the approved plat, or the final plat approval shall be null and void.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B FINAL PLAT MAP

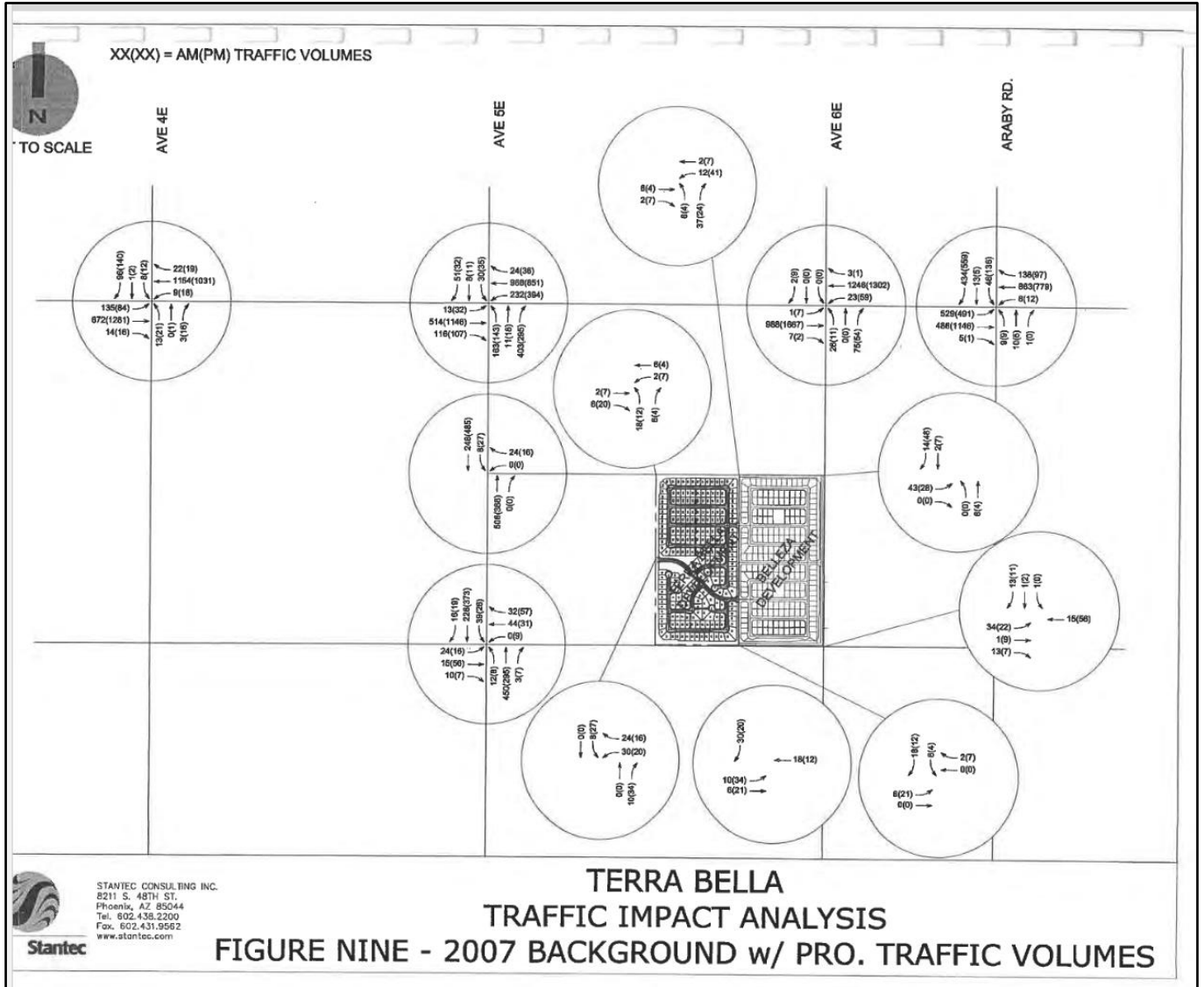


ATTACHMENT C PRELIMINARY PLAT MAP



THE PRELIMINARY PLAT INCLUDED TERRA BELLA UNITS 2, 3, 4, AND 5. THE RED RECTANGLE ILLUSTRATES THE APPROXIMATE LOCATION OF TERRA BELLA UNIT 2.

ATTACHMENT D TRAFFIC IMPACT ANALYSIS



ATTACHMENT E
TRAFFIC IMPACT ANALYSIS CONTINUED

Watson, Jason

From: Orcutt, Fred - Traffic Engineer [Fred.Orcutt@ci.yuma.az.us]
Sent: Friday, March 24, 2006 11:43 AM
To: Watson, Jason
Cc: Hipp, Doug - Asst City Engineer; Heckman, Bruce - Principal Planner; Blevins, Robert (Bob) - Senior Planner
Subject: Traffic Study: Belleza and Terra Bella Developments

Jason -

I agree with your analyses and also agree that *no further traffic study is required*.

Thanx.

Fred

From: Watson, Jason [mailto:jawatson@stantec.com]
Sent: Thursday, March 23, 2006 10:07 AM
To: Orcutt, Fred - Traffic Engineer
Subject: RE: Belleza and Terra Bella Developments

Fred,

Here is the site generated traffic distribution volumes for the Terra Bella and Belleza Developments, as you requested. It appears to me that none of the intersections will exceed the City's threshold of 100 vehicles. If you could take a look and let me know what intersections need to be analyzed that would be very helpful.

I have also attached the trip generation table to show the actual volumes.

Thanks,

Jason

ATTACHMENT F
PRELIMINARY PLAT CONDITIONS

Community Development Comments: Alyssa Linville, Assistant Director, Community Development, (928) 373-5000, x 3037:

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

City Attorney Comments: (928) 373-5058:

3. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
4. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
 - a. pay to cross the easement to reach any structure on the lot;
 - b. prevent the utilities from providing service to any structure on a lot; or
 - c. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
5. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

Engineering Comments: Agustin Cruz, Senior Civil Engineer (928)373-5182:

6. Owner/developer shall dedicate to the City of Yuma the east half of Avenue 5 ½ E as right of way, 40 feet nominal half-width, as required for a collector street as called out in the City of Yuma Transportation Master Plan and in the City construction standards.
7. 36th Street is considered a mid-section collector street. Owner/developer shall dedicate to the City of Yuma the south 40 feet as right-of-way.
8. Owner/developer shall dedicate to the City of Yuma a 1-foot non-access easement along Avenue 5 ½ E, 36th Street, and Victoria Way frontages, except for approved subdivision entrance locations.
9. Owner/developer shall build the east half of Avenue 5 ½ E as a collector street, per City of Yuma Construction Standard 2-020, complete with curb, gutter and sidewalk.
10. Owner/developer shall build the west half of Victoria Way as a local street, per City of Yuma Construction Standard 2-030, complete with curb, gutter and sidewalk.
11. Owner/developer shall dedicate to the City of Yuma, a 1' non-access easement across all corner triangles in conformance with City of Yuma Construction Standard 2-096.
12. In collector streets, owner/developer shall design/build and stripe the roadway so that it includes a bike lane, similar to City of Yuma Construction Standard 2-020.

13. All exterior subdivision fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision phase, including fencing along Avenue 5 ½ E, 36th Street and Victoria Way. Such fencing can be removed during the construction of pools, in order to access utility or drainage easements, or during other residential construction; however, such masonry fencing and adjacent landscaping will need to be replaced accordingly.
14. Owner/developer shall call out in the plat the abandonment of portions of Tract A from Terra Bella Unit 1. A signature line on the final plat shall be included for the City of Yuma as owner of Tract A.

Community Planning Conditions: Chad Brown, Associate Planner, (928) 373-5000 X 3038

15. The Owner/Developer shall be required to establish a Municipal Improvement District (MID) prior to the recording of a final plat.
16. A time frame of build-out for the subdivision shall be submitted to the Yuma School District to enable the districts to adequately plan for future school facilities.
17. The Owner shall submit a final plat within three (3) year of Preliminary Plat approval. Should a Final Plat not be submitted within three (3) year of the effective date of approval of the Preliminary Plat, the approval of this Preliminary Plat shall be null and void, unless the conditions are contained in an executed Pre-development Agreement.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.


ATTACHMENT G
AGENCY NOTIFICATIONS

- **Legal Ad Published: The Sun** (2/26/21)
- **300' Vicinity Mailing:** (12/21/20)
- **34 Commenting/Reviewing Agencies noticed:**
(12/24/20)
- **Site Posted on:** (12/30/20)
- **Hearing Date:** (2/8/2021)
- **Comments due:** (1/4/21)


External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	YES	12/21/20	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	12/22/20	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	YES	12/21/20		X	X
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Arizona Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	12/21/20	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	12/22/20	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	12/23/20		X	X
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT H
AGENCY COMMENTS

Enter conditions here: MCAS Yuma has reviewed the case for APN 697-55-001. The same conditions apply as the Preliminary Plat approval on case SUBD-31708-2020. Thank you for the opportunity to review and comment.

DATE:	23 Dec 2020	NAME:	Antonio Martinez	TITLE:	Community Liaison Specialist
CITY DEPT:	MCAS Yuma				
PHONE:	928-269-2103				
RETURN TO:	Chad Brown				
	Chad.Brown@YumaAZ.gov				

The condition was for an Avigation Easement, however there is already one recorded during the 2005 rezone (Z2005-014, Fee #2007-14448).



Mon 12/21/2020 3:40 PM

Joe Wehrle <Joe.Wehrle@yumacountyaz.gov>


RE: Request for Comments: SUBD-33034-2020

To

Brown, Chad - Associate Planner

Cc

Juarez, Jessenia - Administrative Assistant

 **CAUTION:** External Email

I have a couple of comments and concerns:

1. There should be a statement in the abandonment of the rights of way that the title to the land is being transferred to the adjacent property owner of record, Perricone Arizona Properties LLC. I know there is a statutory provision for this and I would love to have it cited but I cannot find the applicable one for subdivision lands. Perhaps there is something in the City subdivision regs about abandoning right of way to the adjacent owner.
2. This plat modifies the subdivision plat for Terra Bella Unit 1 (Tract A) and I think that there should be mention of it in the title block.
3. The boundary of the new subdivision needs to be on the outside of the abandoned areas with an indication that the old parcel lines are being abandoned upon recordation of this plat.

Comments shared with agent.

ATTACHMENT I
AERIAL PHOTO

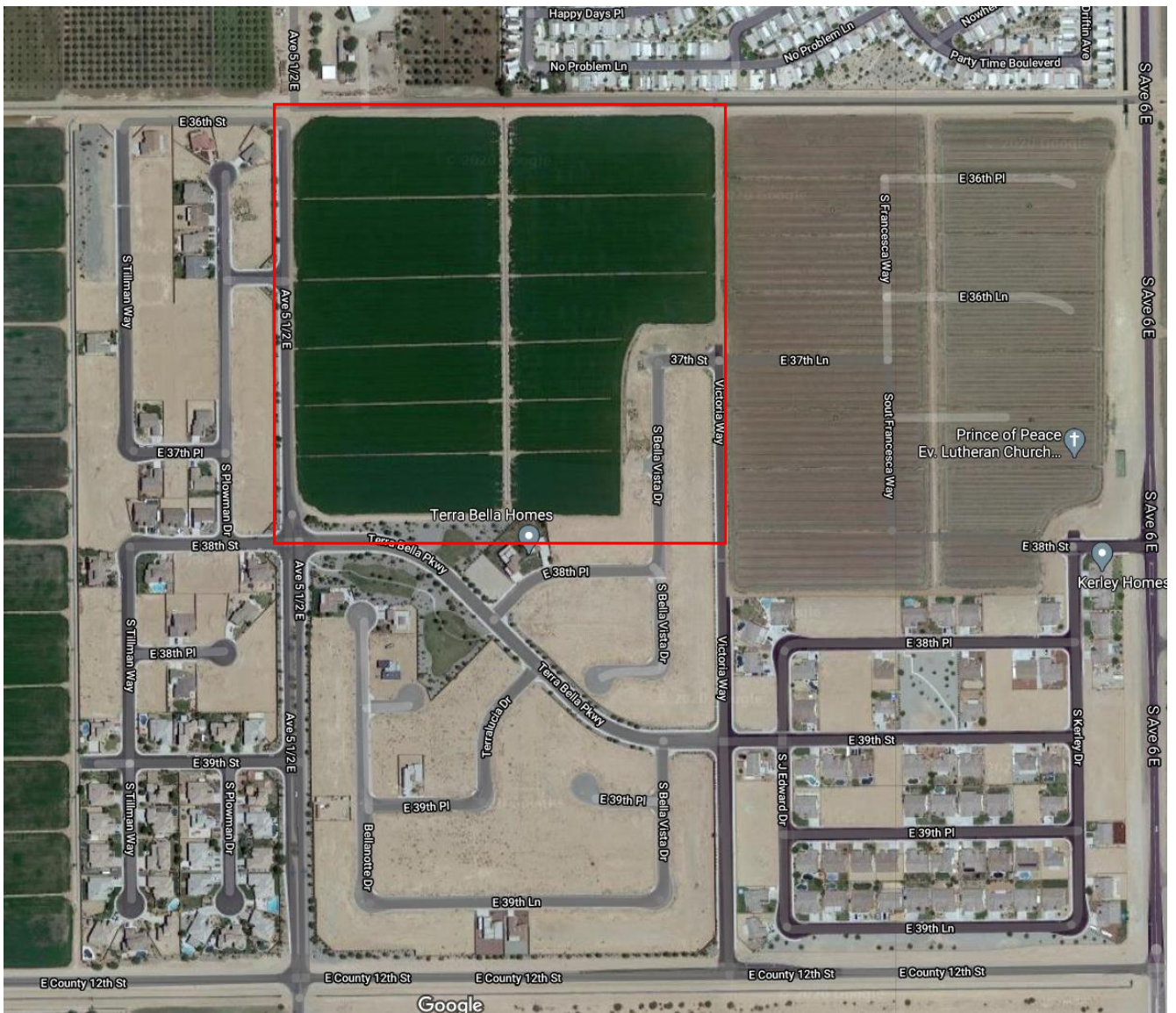


Image: Approximate boundaries of proposed subdivision.